

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3c) pursuant to CEQA Guidelines Section 15303 because the project consists of a change in use to previously-permitted structures with no modifications being made to the exterior of the buildings and with no change in the intensity of uses over that which was previously permitted. Therefore it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Minor Use Permit

- B. The proposed winery production facility and tasting room uses are consistent with the San Luis Obispo County General Plan because the winery and tasting room are allowed uses and the project as conditioned is consistent with all of the General Plan policies, including the agricultural and open space policies.
- C. As conditioned, the proposed project and use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the winery use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the winery processing and tasting room operations as conditioned do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed winery will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the winery and tasting room are appropriate for the applicable zoning and are uses that are similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed winery operations and wine tasting will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Creston Road, a County collector road constructed to a level able to handle any additional traffic associated with the project.

Winery Adjustment

- G. As allowed by Section 22.30.070D.2.d.1, a setback of 51 feet for the proposed winery processing structure can be justified because the property fronts a collector road (Creston Road), and constructing a new wine processing building in a new location to comply with all setbacks would require the removal of existing vineyards and would impact Class II soils (when irrigated). Additionally, the property adjacent to the proposed wine processing facility is owned by the family.